



CITY OF CAMBRIDGE, MASSACHUSETTS

**P L A N N I N G   B O A R D**

2018 FEB 22 AM 10:13

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**NOTICE OF DECISION**

Case Number:	331
Address:	1385 Cambridge Street
Zoning:	Business A District
Applicant:	Commonwealth Alternative Care, Inc. 26 Watson Street, Suite 1, Cambridge, MA 02139
Owner:	Weinman Properties, LLC 281 Waban Avenue, Waban, MA 02468
Application Date:	October 17, 2017
Date of Planning Board Public Hearing:	November 14, 2017; continued to January 2, 2018 and then to February 6, 2018
Date of Planning Board Decision:	February 6, 2018
Date of Filing Planning Board Decision:	February 22, 2018
Application:	Request for special permits for Commonwealth Alternative Care, Inc. to operate a registered retail medical marijuana dispensary pursuant to Sections 11.800 and 10.43 of the Zoning Ordinance occupying approximately 3,214 square feet in the existing building at 1385 Cambridge Street.
Decision:	GRANTED, with Conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Special Permit Application dated October 16, 2017, including, *inter alia*, Application Forms, September 22, 2017 letter from Prince Lobel Tye LLP, Project Narrative, Description of Activities, Service Area, Transportation Analysis, copies of Provisional Certificate of Registration from the Massachusetts Department of Public Health, Community Outreach Summary, Dimensional Form, numerous letters of non-opposition, and plan sets prepared by Hayes Engineering, Inc. and McGeorge Architecture Interiors, including Context Map, Proximity Uses Map, Site Plan, Building Elevations, Renderings, and Floor Plans.
2. Response letter from Commonwealth Alternative Care, Inc. to CDD memorandum, received November 13, 2017.
3. Presentation slides shown to Planning Board on November 14, 2017.
4. Updated Drawings dated December 4, 2017, prepared by Hayes Engineering, Inc., BKA Architects, and McGeorge Architecture Interiors along with a memorandum from Commonwealth Alternative Care, Inc.
5. Updated elevations dated December 18, 2017, prepared by BKA Architects.
6. Presentation slides shown to Planning Board on January 2, 2018.
7. A memorandum dated January 30, 2018 from Commonwealth Alternative Care, Inc.

### City of Cambridge Documents

8. Certificate of Appropriateness issued by Mid Cambridge Neighborhood Conservation District Commission, dated January 12, 2018.
9. Memorandum from Jeff Roberts, Senior Manager for Zoning and Development, Community Development Department, et al., dated November 8, 2017.
10. Memorandum from Joseph E. Barr, Director of Traffic, Parking and Transportation, dated November 9, 2017.
11. Memorandum from Jeff Roberts, Senior Manager for Zoning and Development, Community Development Department, et al., dated December 27, 2017.

### Other Documents

12. Letter from City Councilor Leland Cheung, dated 9/14/2017.
13. Letter to the Planning Board from Matt Cloyd, Chair, Inman Square Neighborhood Association, received 11/1/2017.
14. Email communication from Patricia Martin to the Planning Board, dated 11/13/2017.
15. Letter to the Planning Board from Matt Cloyd, Chair, Inman Square Neighborhood Association, received 12/5/2017.
16. Email communication from Douglas Grimes to the Planning Board, dated 1/2/2018.

17. Letter to the Planning Board from Beverly C. Shank, Clerk, First United Presbyterian Church, dated 1/2/2018.
18. Email communication from Larry Kim to the Planning Board, dated 1/5/2018.

## **APPLICATION SUMMARY**

The Applicant, Commonwealth Alternative Care, Inc., having received a provisional certificate of registration, is proposing to operate a registered marijuana dispensary (RMD) at 1385 Cambridge Street, in Inman Square, for retail sales. No cultivation or processing will occur on site. Products will be cultivated, processed, and packaged at a facility located in Taunton, Massachusetts. The Applicant proposes to establish the retail RMD in a portion of the existing building. The proposal includes the renovation of an area of 3,214 square feet in the first floor of the existing building and storage in the basement in addition to building out 380 square feet of sub-tenant space for other retail uses that will activate the street frontage. The Applicant will locate its corporate offices on the second and third floors of the same building. The Mid-Cambridge Neighborhood Conservation District Commission has issued a Certificate of Appropriateness for this project. The 1385 Cambridge Street facility will only dispense products that are cultivated and processed at the Applicant's Taunton facility. The proposed facility will be designed and operated in accordance with state and local regulations for RMDs and will be subject to oversight by the Massachusetts Department of Public Health. The project does not propose adding any parking or bicycle parking spaces. Loading and deliveries are proposed to be provided by secure vehicles on Springfield Street.

## FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Approval of a Registered Marijuana Dispensary (RMD, Section 11.800)

The proposed site is located within the Business A District (BA). The Planning Board may grant a special permit approving an RMD within this district upon finding that the proposal meets the criteria set forth in Section 11.804. The Board finds that these criteria are met, for the reasons set forth below.

*11.804 Special Permit Criteria. In granting a special permit for a Registered Marijuana Dispensary, in addition to the general criteria for issuance of a special permit as set forth in Section 10.43 of this Ordinance, the Planning Board shall find that the following criteria are met:*

*(a) The Registered Marijuana Dispensary is located to serve an area that currently does not have reasonable access to medical marijuana, or if it is proposed to serve an area that is already served by other Registered Marijuana Dispensaries, it has been established by the Massachusetts Department of Public Health that supplemental service is needed.*

There are currently three RMDs that have received special permits in Cambridge, two of which are in operation. The Massachusetts Department of Public Health has continued to permit additional dispensaries given that only a small number have been established thus far. The three other RMDs that have received special permits in Cambridge are in other areas of the city, all more than 1,800 feet from 1385 Cambridge Street, satisfying the distance requirement of Section 11.802.8.

*(b) The site is located at least five hundred (500) feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate, or if not located at such a distance, it is determined by the Planning Board to be sufficiently buffered from such facilities such that its users will not be adversely impacted by the operation of the Registered Marijuana Dispensary.*

The Application Documents indicate the location of Little Folks Fellowship Nursery School located in the First United Presbyterian Church as 403 feet from the entrance of the proposed RMD. During the hearing process, the church submitted a letter raising concerns about the proposed RMD location within 500 feet of the nursery school. As a result, the Planning Board continued its public hearing from January 2, 2018, to February 6, 2018, to allow time for additional dialogue. In the intervening time, the Applicant submitted a letter indicating that it discussed the proposal with the leadership team of the First United Presbyterian Church, the board of Little Folks Fellowship, and selected parents of the nursery school

students. Some affiliates of the nursery school expressed concerns at the continued public hearing. While the Board acknowledges these concerns, the Board nevertheless finds that the proposed RMD is sufficiently buffered and will not adversely impact the nursery school use. This finding is based on the facts that the proposed RMD is located on the opposite side of Inman Square, a busy intersection, and that the entrance to the RMD is proposed to be on Springfield Street, where it is not visible from the church and nursery school site.

*(c) The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.*

Access to the facility is proposed on Springfield Street, where there is convenient access to sidewalks and various modes of public transportation. There are on-street parking and bicycle parking spaces in the immediate vicinity in addition to multiple bus stops. The customer entry and exit are proposed through two doors facing Springfield Street with the facility located on the side of the building away from Cambridge Street. The deliveries will use the Springfield Street entrance and vehicles will use public parking or loading areas located on Springfield Street or Hampshire Street. All access doors on Springfield Street will be monitored for security purposes as required by state regulations.

*(d) Traffic generated by client trips, employee trips, and deliveries to and from the Registered Marijuana Dispensary shall not create a substantial adverse impact on nearby residential uses.*

A transportation analysis prepared by Hayes Engineers, Inc. has been provided with the Application, and has been reviewed by the Traffic, Parking and Transportation Department (TP&T). While there is limited data about traffic generated by an RMD, given the anticipated client base and experience with RMDs elsewhere in Massachusetts the expectation is that the traffic will not be significantly greater than that of a typical retail establishment of similar size and should have minimal impacts on transportation in the Inman Square vicinity. The proposed RMD is located in a predominantly commercial district that supports retail establishments of this scale. The Applicant has committed to submitting a loading and service delivery management plan for approval by TP&T staff and to implementing both transportation demand management (TDM) measures and a monitoring program of employee and customer visits as well as loading and pick-up activities of this project to mitigate any unexpected transportation impacts.

*(e) Loading, refuse and service areas are designed to be secure and shielded from abutting uses.*

Loading and delivery operations specific to the RMD are anticipated to occur approximately four times per week. An interior service area is provided for holding materials after they are delivered and refuse before it is picked up. Loading is proposed to occur using the Springfield Street entrance as noted in the Traffic Impact Statement prepared by Hayes Engineering, Inc. in accordance with state regulations. All regulated material waste will be

transported back to the Taunton facility for approved disposal. All other trash will be disposed as per city regulations.

*(f) The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.*

The Mid-Cambridge Neighborhood Conservation District Commission has reviewed this project and issued a Certificate of Appropriateness. All exterior changes to the building proposed are as per the suggestion of the Inman Square Neighborhood Association, especially the active storefront presence on Cambridge Street and orienting all doors to the RMD on Springfield Street. The sales area and regulated material handling area are not visible from the streetscape on Cambridge Street. The installation of signage and security lighting will be in conformance with local requirements for signage and lighting as well as state regulations specific to RMDs.

## 2. Approval of Parking, Bicycle Parking and Loading Requirements for an RMD

In approving an RMD, the Planning Board is responsible for determining the required amount of parking, bicycle parking, and loading in accordance with Section 11.802.6 of the Zoning Ordinance, as set forth below.

*11.802.6 Parking and Loading. Notwithstanding anything to the contrary in Article 6.000 of this Ordinance, the required number of parking and bicycle parking (both long-term and short-term) spaces and the required number of loading bays for a Registered Marijuana Dispensary shall be determined by the Planning Board based on the transportation analysis and other information related to operational and security plans provided by the applicant. Except as set forth above, all parking, bicycle parking and loading facilities shall conform to the requirements set forth in Article 6.000.*

The Application proposes no automobile or bicycle parking on-site, and indicates that necessary loading and service activities will occur on Springfield Street using secure vehicles. The Applicant proposes that clients and staff will walk, drive, bike or use public transportation in order to get to the RMD; and that bicyclists will use public bicycle racks in the vicinity and that drivers will use either existing metered parking or commercial parking facilities near the facility in Inman Square.

The transportation analysis provided by the Applicant and comments provided by TP&T indicate that the proposed use will likely generate only modest parking demand compared to a retail use of a similar scale, and that the loading needs of the facility can be reasonably accommodated. Therefore, the Board finds that the proposed parking and loading arrangements for the RMD will be sufficient, subject to the additional TDM and monitoring measures recommended by TP&T and agreed to by the Applicant.

For bicycle parking, the Board accepts the recommendation of TP&T that since space is limited at the site, a contribution be made to the City's Bicycle Parking Fund for six bicycle

parking spaces (or three bicycle racks) to satisfy the provision of two long-term spaces and four short-term spaces, as would be required for a retail establishment similar to the proposed size of the RMD.

Details of the automobile parking, bicycle parking, loading and TDM requirements are set forth in the Conditions of this Special Permit Decision.

3. General Criteria for Issuance of a Special Permit (10.43)

The Planning Board finds that the proposal meets the General Criteria for Issuance of a Special Permit, as set forth below.

*10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:*

*(a) It appears that requirements of this Ordinance cannot or will not be met, or ...*

With the requested special permit, the requirements of the Ordinance will be met.

*(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...*

As set forth above in these findings, the proposed use is not expected to adversely impact traffic patterns or the retail-oriented character of the area in general.

*(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...*

The proposed RMD will be operated in accordance with applicable state and local regulations, and will generate pedestrian and vehicular traffic equal to, or less than, that generated by a similarly sized allowed retail use. Therefore, the RMD use and location will not adversely impact adjacent uses.

*(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...*

The proposed RMD will be operated in accordance with applicable health and safety regulations, as well as state and local regulations particular to RMDs, which are specifically intended to prevent nuisance or hazard.

*(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...*



The site is located within Business A District, which allows RMDs, as was recently authorized in a zoning amendment adopted by the City Council in 2017.

- (f) *the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The proposed new use will minimally impact the design of the building, and all exterior alterations will be conducted in accordance with applicable zoning and other regulations for RMDs. In addition, exterior alterations will be subject to ongoing review by Community Development Department (CDD) staff and Cambridge Historical Commission staff, where applicable. Therefore, the Board finds no inconsistency with applicable urban design objectives.

## DECISION

Based on a review of the Application Documents, testimony given at the public hearings, and the above Findings, the Planning Board hereby GRANTS the requested Special Permit, subject to the following conditions and limitations.

1. This special permit shall authorize only Commonwealth Alternative Care, Inc. (Permittee) to establish and operate a Registered Marijuana Dispensary (RMD) at 1385 Cambridge Street, Cambridge, in substantial conformance with the Application Documents and supplemental documents and information submitted by the Applicant to the Planning Board as referenced above. No other type of marijuana establishment is hereby permitted. Any activity that involves the cultivation, processing, manufacturing, packaging, storage, transportation, sale, or use of marijuana products for non-medical purposes shall require an amendment to this special permit, and shall require compliance with all applicable state and local regulations for such activity.
2. This special permit is not transferrable to any other RMD seeking to operate at 1385 Cambridge Street, and shall not apply to any RMD operated by Commonwealth Alternative Care, Inc. at any other location within the City of Cambridge.
3. This special permit is conditioned upon ongoing registration of the approved RMD with the Massachusetts Department of Public Health or its successor agency, and shall terminate if such registration is terminated or fails to be renewed.
4. The approved RMD shall be operated in accordance with all applicable state and local regulations, including but not limited to regulations set forth by the Massachusetts Department of Public Health or its successor agency, as well as any additional regulations promulgated by local agencies.
5. A ground-floor active retail space of approximately 380 square feet in area or more, separate from the approved RMD, shall be created at the corner of Cambridge and Springfield Streets in accordance with the revised Application Documents dated December 4, 2017, and presentation to the Planning Board on January 2, 2018. Such active retail space shall be occupied by retail and consumer service uses permitted in the district as set forth in Section 4.35 of the Zoning Ordinance, but not for sales of marijuana products or accessories, during the time that the approved RMD is in operation.
6. Alterations to the building shall occur in substantial conformance with the revised application documents dated December 4, 2017, and presentation to the Planning Board on January 2, 2018. The project shall be subject to continuing design review by the Community Development Department (“CDD”). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD’s administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.

7. The Permittee shall address the following design comments through the continuing design review process set forth above. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of a Building Permit:
  - a. Revised plans clearly showing sidewalk grades and finished floor elevations, and access from the dispensary reception to the hall that provides access to the restrooms.
  - b. All exterior materials, colors, façade alterations and details, which shall also be reviewed by the staff at the Cambridge Historical Commission.
  - c. Any proposed mechanical equipment on the rooftop, façade or exterior of the building.
  - d. All exterior signage, lighting, and other security features that may be required by state regulations. To the extent possible, any proposed outdoor lighting shall be designed to conform to the guidelines recommended in the proposed Cambridge Outdoor Lighting Ordinance.
8. The Permittee shall coordinate with the Department of Public Works regarding planned reconstruction of public spaces adjacent to the site.
9. The permitted operating hours of the approved RMD shall be between 8:00 AM and 7:00 PM daily.
10. There shall be no required off-street parking for the permitted RMD use. In order to meet the requirement for two long-term and four short-term bicycle parking spaces, the Permittee shall make a contribution to the City's Bicycle Parking Fund in accordance with Section 6.104.2-b of the Zoning Ordinance equivalent to the amount necessary to provide six (6) bicycle parking spaces or three (3) racks. Such contribution shall be made prior to the issuance of a Building Permit.
11. The Permittee shall contribute \$15,000 to the City prior to issuance of a Building Permit to improve transit services and information in Inman Square and to support the use of transit for employees and patrons, such as providing real-time bus arrival information at bus stops.
12. The Permittee shall be required to implement a transportation demand management (TDM) program and a transportation monitoring and reporting program including, at a minimum, the following measures, which shall be certified by the TP&T and CDD prior to issuance of a Certificate of Occupancy for the approved RMD:
  - a. Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit limit, to all employees (may be pro-rated for part-time employees).
  - b. Offer all employees Gold Level Hubway membership.

- c. Provide lockers in the break room for employees that walk or bike to work.
- d. Have available an air pump and bicycle repair tools for employees and customers to use when needed.
- e. Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of the TDM measures and a transportation monitoring program. The TC shall:
  - i. Post in a central and visible location (i.e. lobby for customers, break room for employees) information on available non-automobile services in the area, including, but not limited to:
    - 1. Available pedestrian and bicycle facilities in the vicinity of the Project site.
    - 2. MBTA maps, schedules and fares.
    - 3. "Getting Around in Cambridge" map (available from CDD).
    - 4. Locations of bicycle parking.
    - 5. Carsharing/ridematching programs.
    - 6. Hubway regional bikesharing system.
    - 7. Carpooling/vanpooling programs.
    - 8. Other pertinent transportation information.
      - Instead of or in addition to posting paper MBTA schedules, provide a real-time transit and Hubway display screen or tablet in a central location to help people decide which mode to choose for each trip.
  - ii. Compile and provide to all employees up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.
  - iii. Provide or describe to customers information on transportation options to access the site.
  - iv. Provide and maintain information on the project's website, newsletters, social media, etc., on how to access the site by all modes, with emphasis on non-automobile modes.
  - v. Participate in any TC training offered by the City of Cambridge or a local Transportation Management Association.
  - vi. Implement an annual transportation monitoring program which will involve surveying employees and customers on their travel modes and where they customarily park (cars and bicycles). The annual monitoring program shall continue for 10 years following the issuance of a Certificate of Occupancy for the RMD, at which time TP&T will work with the Permittee to determine if it would be beneficial to continue the monitoring program.

1. The monitoring program shall include observations of the loading spaces and loading activities on Springfield Street and Cambridge Street.
  2. All surveys shall be designed and conducted in a manner approved by TP&T and CDD.
  3. The form of any survey instrument or monitoring method shall be approved before issuance of the Certificate of Occupancy.
  4. Surveying shall begin one year from the date of the first Certificate of Occupancy. If the Certificate of Occupancy is issued between September 1 and February 29, the monitoring should take place during the months of September or October and be reported to the City no later than November 30. If the Certificate of Occupancy is issued between March 1 and August 31, monitoring should take place during the months of April or May and be reported to the City no later than June 30.
13. No loading bays shall be required; however, a loading and service delivery management plan that includes all delivery activity to the facility shall be submitted to and approved by TP&T prior to the issuance of a Building Permit for any improvements associated with the approved RMD. Such a plan shall include the following measures:
- a. At no time shall a vehicle park or stop on Springfield Street, Cambridge Street, Hampshire Street or any other public streets in a manner that blocks emergency vehicle access or impedes the flow of pedestrians or bicycle travel on public streets. The Permittee is hereby made aware that the planned Inman Square redesign may move loading locations farther from the front door of this site; nevertheless, all loading shall be conducted using legal locations, without using No Stopping zones or stopping in a travel lane, bicycle lane, or sidewalk.
  - a. The Permittee shall cooperate with the City to resolve any issues caused by loading, pick-up and drop-off activities associated with the facility on abutting uses, public users or infrastructure on public streets.
  - b. In accordance with the proposal, the RMD at 1385 Cambridge Street shall not be used as a distribution point for home deliveries.
14. Prior to issuance of a Certificate of Occupancy for the approved RMD, CDD shall certify to the Superintendent of Buildings that all Conditions of this Special Permit Decision are met.
15. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

Voting in the affirmative to GRANT the Special Permits were Planning Board Members Louis Bacci, H Theodore Cohen, Catherine Preston Connolly, Tom Sieniewicz, Mary Flynn, Hugh Russell, and Associate Member Thacher Tiffany, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,

A handwritten signature in black ink, appearing to read "H Theodore Cohen". The signature is fluid and cursive, with the first name "H" being particularly large and stylized.

H Theodore Cohen, Chair.

A copy of this decision PB #331 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision has been filed on February 22, 2018 with the Office of the City Clerk, by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:  
\_\_\_\_\_ no appeal has been filed; or

\_\_\_\_\_ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: \_\_\_\_\_, City Clerk

Appeal has been dismissed or denied.

Date: \_\_\_\_\_, City Clerk

### Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	4,410.3	None	No Change	No Change
Lot Width (ft)	55	None	No Change	No Change
Total GFA (sq ft)	11,253	4,410.3	No Change	No Change
Residential Base	n/a	n/a	n/a	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	11,253	4,410.3	No Change	
Inclusionary Bonus	n/a	n/a	n/a	
Total FAR	2.6	1.0	No Change	Consistent with Application Documents and applicable zoning requirements
Residential Base	n/a	n/a	n/a	
Non-Residential Base	2.6	1.0	No Change	
Inclusionary Bonus	n/a	n/a	n/a	
Total Dwelling Units	0	n/a	0	0
Base Units	n/a	n/a	n/a	Consistent with Application Documents and applicable zoning requirements
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Total Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Height (ft)	42	35	No Change	Consistent with Application Documents and applicable zoning requirements
Front Setbacks (ft)	0.8	None	No Change	
Side Setback (ft)	1.8 & 1.63	None	No Change	
Rear Setback (ft)	0.2	20 (min)	No Change	
Open Space (% of Lot Area)	9	None	No Change	Consistent with Application Documents and applicable zoning requirements
Private Open Space	9	None	No Change	
Permeable Open Space	0	None	No Change	
Off-Street Parking Spaces	0	0*	0	0
Long-Term Bicycle Parking	0	2*	0 <sup>1</sup>	Consistent with Application Documents and applicable zoning requirements
Short-Term Bicycle Parking	0	4*	0 <sup>1</sup>	
Loading Bays	0	0*	0	

\* Requirement determined by the Planning Board based on the transportation analysis as per Section 11.802.6.

<sup>1</sup> Provided by making a contribution to the City's Public Bicycle Parking Fund for 6 bike racks.